MEETING SUMMARY
Water 2025 | Community Working Group Meeting #2
Westminster Municipal Service Center
August 22, 2018 | 5:30 p.m. - 7:30 p.m.

Meeting Purpose

- Provide an update on project progress and related activities
- Gain a common understanding of the site identification process
- Review and prioritize community values to establish guiding principles
- Discuss characteristics and tradeoffs of potential site areas

Welcome & Intros

Miles Graham, project communications consultant, welcomed meeting attendees, recognized the value of their time and continued commitment to the CWG. He explained his role as meeting facilitator and introduced project team members. Max Kirschbaum, City of Westminster Director of Public Works and Utilities also spoke to briefly welcome attendees and thank them for their dedication and input throughout the project.

Miles then gave CWG members the opportunity to introduce themselves. He reviewed the meeting purpose, guidelines and meeting agenda.

Project Updates

Miles provided a high-level review of the CWG kick-off meeting, reminding meeting attendees of the Community Working Group values that were identified in the first meeting. He reviewed both site-specific and process-specific values, stressing that process-specific community engagement values have been integrated into the project overall. He also noted the conversation during the current meeting would focus primarily on site-specific values.

Hannah Rimar, project communications consultant, then relayed project updates that have occurred since the last CWG meeting. She explained the role of the Steering Committee, providing technical advice to the project team in parallel to the CWG. She also provided an update from the project's pop-up community event at Movies in the Park and relayed key takeaways from the CWG's Semper tour, including:
- What a water treatment facility looks like from a physical standpoint
- The need for Semper's replacement due to its age
- The importance of planning ahead in infrastructure projects and redundancy of services

She then asked tour participants for any high-level feedback or key takeaways they wanted to share for those who could not attend the tour. Attendees identified the following key themes:
- Semper's aging infrastructure
- The sheer volume of water produced by the facility
- The complexity of the process
- New technologies in water treatment that Semper does not/cannot utilize

Stephen Grooters, Westminster's Department of Public Works and Utilities' Utilities Engineering Manager, told CWG members that the process for a new facility is driven by infrastructure's useful lifespan more than anything else.

Hannah then invited Max Kirschbaum to talk about other infrastructure projects occurring in the City. He provided updates on the City's sewer capacity issues and the 12-month moratorium placed by City Council new applications for development that increase demand on the Big Dry Creek Interceptor Sewer. He explained the history and long-term process of fixing the sewer capacity issues, underscoring that it takes years to execute this type of infrastructure work. He noted that with any infrastructure project, time, money and long-range planning is important, and that with Water 2025, the City plans to stay ahead of aging infrastructure.

A CWG member asked if funding related to sewer capacity would impact Water 2025. Max explained that it would not impact Water 2025, as drinking water and sewer projects are funded from separate sources.

### Site Identification: Process & Guiding Principles

Miles reviewed with the CWG why a new drinking water facility is needed. The maintenance and reliability challenges of operating an aging drinking water facility were identified, including system vulnerabilities to drought and wildfire.

Stephen described the City's comprehensive evaluation process to determine that building a new treatment facility is more efficient and cost-effective than continuing to maintain the 50-year-old Semper facility with increasingly expensive and challenging updates.

Miles reviewed the project and site selection schedule with the group, confirming that there were no questions or concerns from the CWG, then transitioned into an explanation of the site identification process. Initially, the technical team cast a wide net to identify an inclusive list of sites considering two 'fatal flaw' criteria that led to over 50 potential site areas.
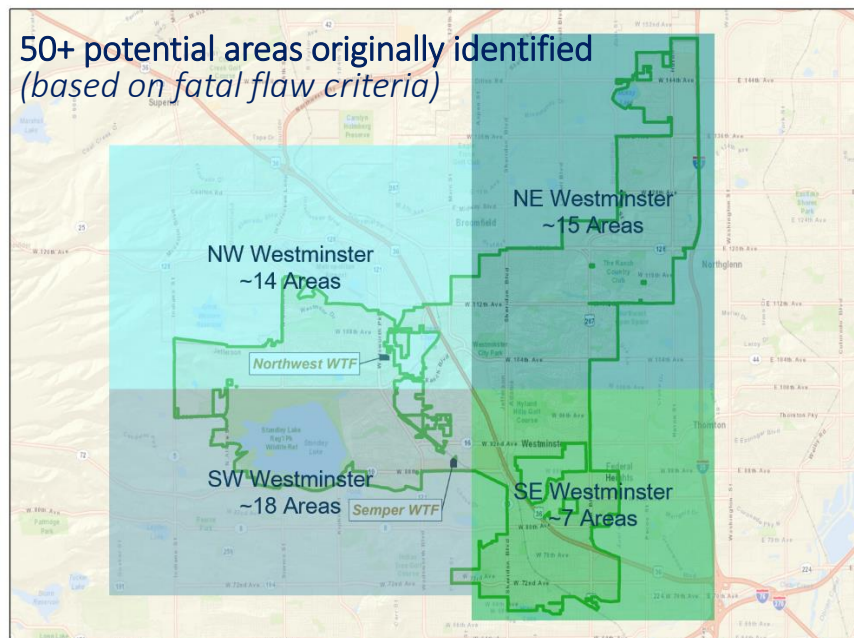
The team then identified and considered criteria by which to evaluate the inclusive list of sites; applying these criteria reduced the overall number to a potential list of 9 areas. Community values identified in CWG Meeting #1 shaped this evaluation criteria.
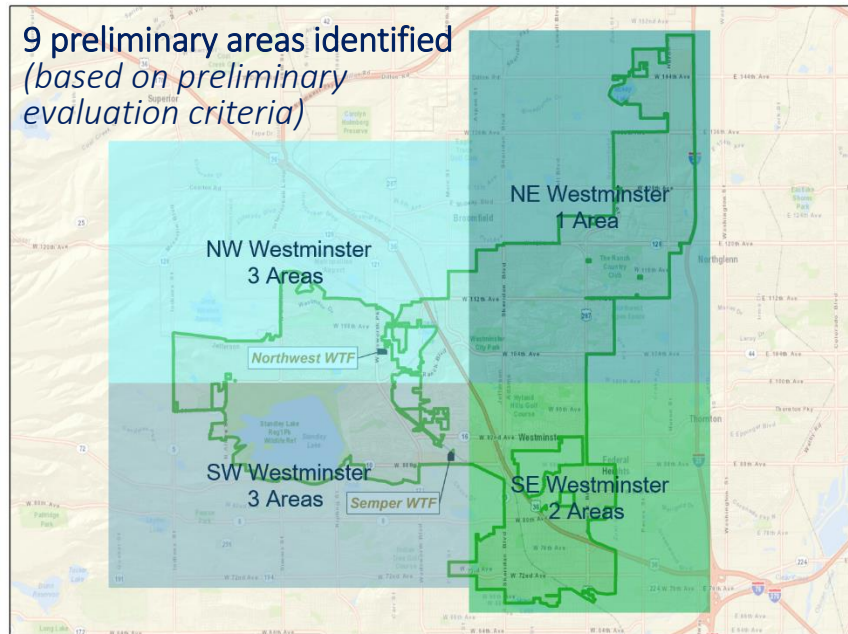
Max underscored how instrumental CWG feedback was in narrowing the potential areas from more than 50 to 9. He noted that making sure the list of 9 areas reflected CWG values was top-of-mind for the technical team.

CWG members discussed the importance of using history as an example when discussing the project with the wider community, using Dillon Reservoir's creation as an example. Attendees discussed the importance of proactive communication and the idea of holding separate meetings in the future to address the broader community as the project progresses.

Responding to a question about landowners, Miles explained that the technical team is still assessing the land areas in greater detail to ensure they are viable and define potential site boundaries before beginning initial conversations with landowners. Once the additional evaluations and conversations with landowners have progressed, the City will then display maps of potential sites, which the CWG will discuss at the next meeting, tentatively scheduled for October.

Guiding Principles Exercise
Miles then introduced an exercise where CWG members were asked to prioritize their list of site-specific values. He noted that the exercise was intended to provide a baseline of CWG priorities to guide the following discussion. CWG members were instructed to mark their top 3 values, either through a SurveyMonkey link, or on paper. The survey was anonymous, and the project team entered hard copy answers into SurveyMonkey.

The CWG identified the following values as top priorities:

- Accommodates future growth (100%)
- Provides seamless service and high-quality product/drinking water (44%)
- Reduces energy/cost related to pumping (44%)
- Utilizes advanced technologies (44%)
- Sustainably manages natural resources (22%)
- Minimizes property impacts to residents and businesses (22%)
- Offers opportunity for water education and community amenities (11%)
- Maximizes return on investment (11%)

Note: Survey shared with full Community Working Group following meeting. See addendum for full survey results.
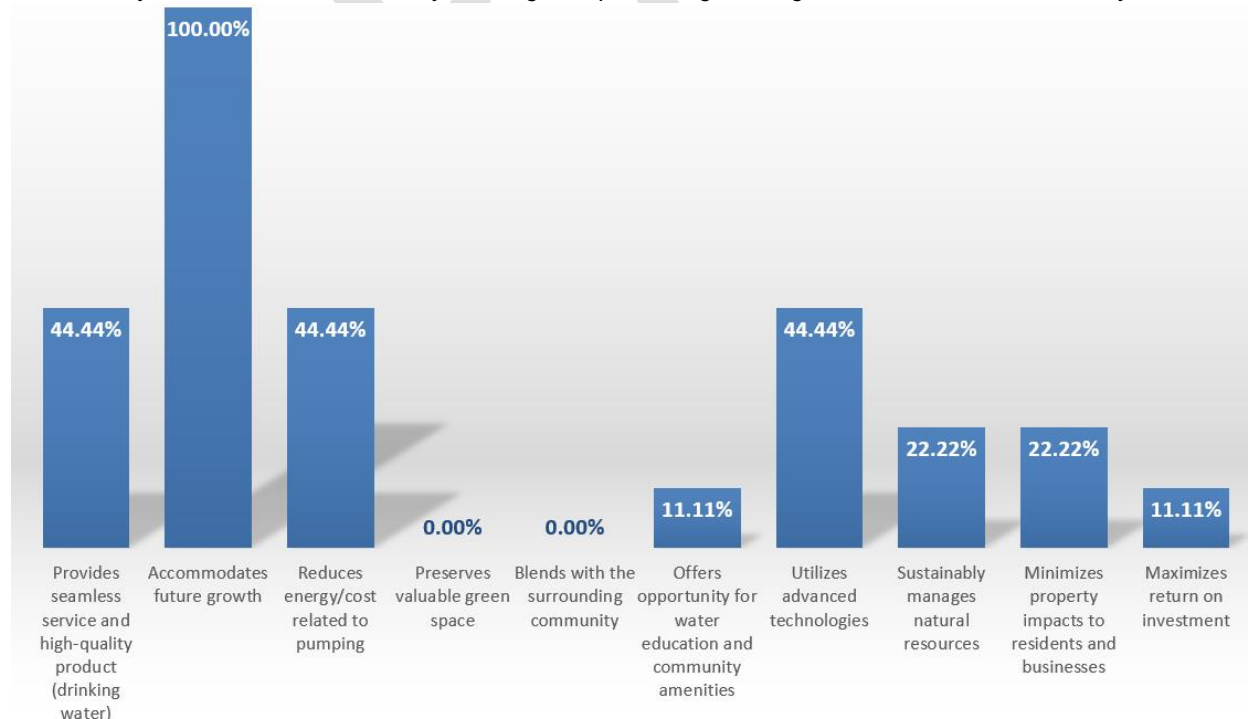
Site Characteristics Discussion

Miles led a discussion with the group around general characteristics of potential site areas, including priorities, tradeoffs, opportunities and challenges related to these characteristics. He walked through definitions for the following characteristics:

- Area Size: determines opportunities for future facility expansion and/or replacement, treatment process updates, site security features, as well as potential space for community amenities.

- Distance from Existing Infrastructure: accounts for risks, costs and timeline with respect to how much pipeline/pumping is needed to connect the facility.

- Community Context: considers existing/planned land uses within certain areas, such as commercial, industrial, residential, open space, etc., as well as vacant land, underutilized space and built environment.

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The following tables reflect the group discussion had around each characteristics topic:

Distance from Existing Infrastructure		
Characteristic	**What it means**	**What we heard**

Pipe/Pumping Distance	• Pipe/pumping distance required to operate
	• More pipe/pumping equals more:
	  ○ Cost and time to construct
	  ○ Operations and maintenance costs
	  ○ Service risks due to schedule delays
	  ○ Potential for service interruptions
	  ○ Potential for water line/main breaks
	  ○ Disruption for road construction
		• Priority: Reduce energy cost related to pumping; "the less pipe the better"
		• Priority: Provide seamless service; sustainably manage natural resources
		• Opportunity: Using less pipe minimizes road construction; reduces need for future repairs/replacement/disruptions; reduces rising energy costs
		• Opportunity: Use emerging technologies and alternative sources to recapture/ generate energy
		  ○ Leverage gravity to reduce pumping
		• Challenge: The closer the site is to customers, the harder it will be to find less dense areas

Area Size		
Characteristic	**What it means**	**What we heard**

Small (~24 acres)	• Bare minimum size required
	• Highest cost and complexity for site security and future facility expansion/updates
	• Minimal community amenity opportunities
		• Priority: Accommodate future growth; be visionary; find a site and build a facility that will serve current and future needs
		• Tradeoffs:
		  ○ Small area: Less ability to blend with surrounding community and grow with the City
		  ○ Large area: Higher initial cost but future growth may make large area preferable
		  ○ Find the "sweet spot:" Balancing area size with community benefit
		• Opportunity: Larger the area, the greater potential to maximize common good
		• Challenge: Larger the area, the greater the potential impact

Medium	• Lower cost and complexity of future facility expansion/updates • Increased site security and community amenity opportunities	
Large (~40+ acres)	• Most cost effective and least complex future facility expansion/updates • Greatest site security and community amenity opportunities	

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Community Context: Land Use/Zoning		
Characteristic	**What it means**	**What we heard**
Commercial & Light Industrial	• Primarily business, office, retail, and commercial uses • Manufacturing, assembly, R&D, Warehouse, supportive office space	• Priority: Minimize impact to businesses; preserve high value commercial and industrial space o Sales tax drives significant revenue for city tax base • Tradeoffs: Not all commercial and industrial spaces are equally used; some areas are more active than others • Opportunity: Upgrade/revitalize underutilized space • Opportunity: Potential to condense dispersed commercial areas into more concentrated activity centers • Challenge: Greater potential for pushback in high density/activity areas
Residential	• Residential housing and/or auxiliary buildings	• Priority: Minimize impact to residents • Opportunity: Curb appeal; drinking water facilities have flexible architectural styles and are good/stable/quiet neighbors • Challenge: Greater potential for pushback in high density areas • Challenge: Mitigation of construction and truck traffic from supply deliveries • Challenge: Preserve existing vistas and unobstructed views
Open Space	• Designated open space, parks or wetlands owned by a government entity	• Priority: Preserve high value open space • Opportunity: Enhance/upgrade underutilized open space

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Community Context: Current Status		
Characteristic	**What it means**	**What we heard**
Vacant	• No current use: Public or privately held area that could be developed to use under Comprehensive Plan	• Priority: Identify underutilized areas with highest potential for community benefit, greater good and return on investment • Opportunity: Get rid of old eyesores (buildings past prime) • Challenge: Maintain consistency with the City's and area's overall plans
Built	• Active use: Area developed with current uses consistent with the City's Comprehensive Plan	• Priority: Identify areas where the project would complement existing uses • Opportunity: Project can be seen as an area or neighborhood "upgrade" • Challenge: Built areas and neighborhoods are more sensitive to construction/traffic disruptions
Open Space	• <u>Sensitive</u>: High value features with primary goal of preserving the resource • <u>Urban Natural</u>: Natural in appearance with no special features or unique species • <u>Functional</u>: Serves a specific functional purpose and is not associated with high value landscape or natural diversity	• Priority: Preserve high value open space • Priority: Identify areas with highest potential for community benefit, greater good and return on investment • Opportunity: Enhance/upgrade underutilized open space

Miles then shared a Characteristics Summary Table that reflects how the general area characteristics fit together and illustrates the potential tradeoffs associated with each preliminary area as the technical team begins to define specific boundaries:

Area	Characteristics			
A - I	Area Size	Distance to Existing Infrastructure (pipe/pumping)	Community Context	
			Current Land Use	Current Status
A	Small	Short	Commercial + Light Industrial	Built
B	Small	Short	Light Industrial	Built/Vacant
C	Medium	Short	Commercial + Open Space	Built/Functional Open Space
D	Medium/Large	Medium	Commercial/Residential + Open Space	Vacant/Functional Open Space
E	Large	Long	Commercial/Residential	Vacant
F	Medium/Large	Medium	Residential/Open Space	Built/Functional Open Space
G	Small	Medium	Commercial/Residential	Vacant
H	Large	Medium	Light Industrial	Vacant
I	Small	Long	Commercial/Residential	Vacant

Next Steps & Closing
Miles thanked members for their participation, explaining that the project team would be contacting members in the near future with a meeting summary and an update on the next CWG meeting and public event dates as they are scheduled. He asked for the group to let the project team know what information is most valuable and would help them communicate with their constituents most effectively.

Attendees
Project Team
Max Kirschbaum (City of Westminster)
Stephen Grooters (City of Westminster)
Joe Reid (City of Westminster)
Miles Graham (GBSM)
Hannah Rimar (GBSM)
Gia Tammone (GBSM)

Community Workgroup Members
Edwin Cook (Westminster Environmental Advisory Board)
Lawrence Dunn (Westminster Planning Commission)
Klaus Holzapfel (Westminster Chamber of Commerce)
Angie O'Brien (Westminster Inclusivity Board)
Matt Schaefer (Adams 12 Five Star Schools)
Rich Seymour (Community Representative)
Joe Talarico (Community Representative)
Paul Webering (St. Anthony North Health Campus)

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ADDENDUM:

Community Working Group complete survey results (in-person + online)

Survey question: Please prioritize your community values by ranking your top three
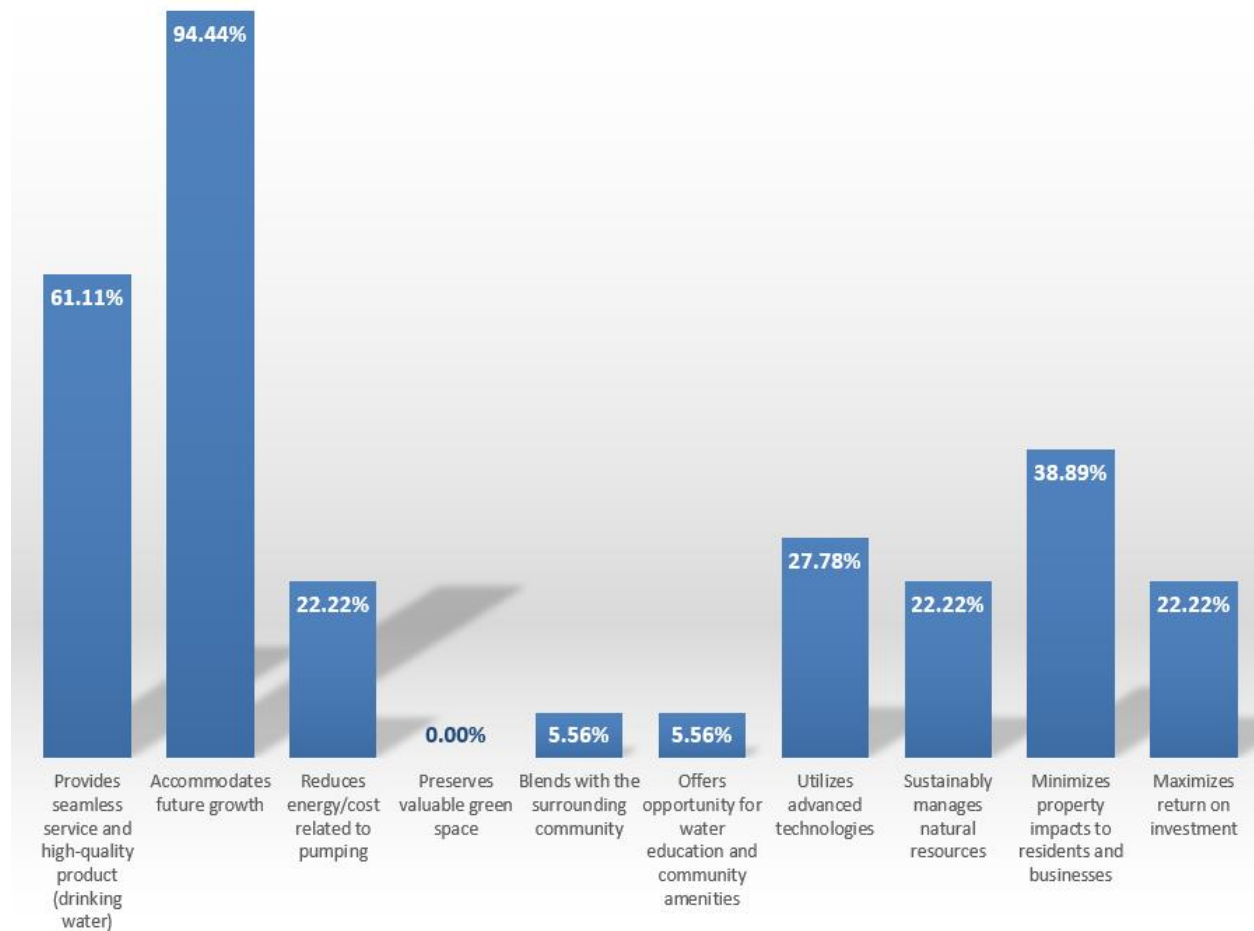
Answer Choices	Total Responses
Accommodates future growth	17
Provides seamless service and high-quality product (drinking water)	11
Minimizes property impacts to residents and businesses	7
Utilizes advanced technologies	5
Reduces energy/cost related to pumping	4
Sustainably manages natural resources	4
Maximizes return on investment	4
Blends with the surrounding community	1
Offers opportunity for water education and community amenities	1
Preserves valuable green space	0